

# Pre-Application Site Visit Report

## Project 6590401, 10027 47TH AVE SW

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**Assessment Completed:** 4/18/2017

**Project Description:** An existing single family home is located near an existing slope. The slope has recently experienced a slide and has brought the stability of the existing house into question. The slope has been covered but is still experiencing movement and has been deemed a Hazard in need of immediate stabilization. A city inspector as well as a geotechnical engineer have viewed the site and agree on the necessity of an immediate solution. The corner of the house closest to the slide will be stabilized on 24" diameter pin piles. The slope and piles will be laterally stabilized with helical anchors.

**Primary Applicant:** [Jorden Cox](#)

This report lists a preliminary assessment of project requirements based on your pre-application site visit (PASV). The PASV is completed by site inspectors from the Seattle Department of Construction and Inspections (SDCI).

### Next Steps

1. Review the requirements in this report and contact the staff members listed below with questions.
2. Schedule an appointment for permit application intake with SDCI. **Please bring a copy of this report to your intake appointment.**

### Questions About This Report

If you have questions about the information in this report, contact:  
Roger E Moore, (206) 733-9039, [Roger.Moore@seattle.gov](mailto:Roger.Moore@seattle.gov)

### Other Resources

- General questions about the permit process: Contact the SDCI Applicant Services Center (ASC) at 206-684-8850.
- User-friendly guides to city permitting processes: [SDCI](#) and [SDOT](#).
- [Detailed zoning information](#).
- Visit our [permit type pages](#) for step-by-step instructions and forms for preparing your application and plans for review.

### Pre-Application Site Visit (PASV) Requirements

PASV report requirements may be subject to additions, changes, or modifications by the department. The purpose of the report is to alert the applicant that there may be unusual or complex site conditions that trigger requirements from the department regarding this project. **The applicant is responsible for providing all required documents at the intake appointment.** If you have questions about this report or the PASV process, please contact the SDCI Site Development Team at (206) 684-8860.

**Note:** Any project application associated with the development site can utilize the results from this PASV if the application is accepted by SDCI within 24 months of the above inspection date. After 24 months, the applicant must apply for another PASV. No extensions will be granted.

The site plan did not include the following existing or proposed elements:

- 1) Existing trees within 25 LF of the proposed construction limits and the actual limits of the slide.
- 2) Exposed height of existing retaining walls and rockeries (see note below).

### ECA Mapping Unit and Type

This project site appears to include the following ECAs and/or buffers:

Steep slope  
Potential slide

## **Earth Disturbance**

If excavation has the potential to encroach on adjacent property in order to facilitate construction activity, please provide documentation of consent from the adjacent property owner. Show area of proposed encroachment on the submitted drawings and detailed cross-sections.

If temporary cuts greater than 1h:1v will be required in order to facilitate construction activity, please provide a geotechnical engineer's verification that soil conditions allow cuts to stand unsupported. Include detailed cross sections.

Please show all existing and proposed retaining walls/rockeries and the exposed height.

## **Existing ROW Conditions**

### **47TH AVE SW**

Street conditions:

Concrete paving

Visible pavement width is: 20 LF

Curb conditions:

Curb adjacent to site

Asphalt

Approximate curb height: 1.5 (rolled) inches

A storm inlet is located <350 ft from the site and prior to crossing a public right of way. Inlet is south of site.

It appears that drainage from that discharge point will remain in the gutter line all the way to the nearest inlet structure, but this assessment is preliminary and it is the responsibility of the applicant to meet all relevant SW code requirements.

## **Potential Impacts to Seattle Parks Property**

No parks property in vicinity

## **Tree Protection**

Trees greater than 6 inches in diameter as measured 4.5 ft above ground are present on the site but not shown on the site plan. Show the dripline of

- 1) **all** trees on the site,
- 2) adjacent trees that encroach on the site that are greater than 6 inches in diameter as measured 4.5 ft above ground, and
- 3) **all** trees located in the adjacent ROW.

Include common and scientific names for all trees shown. For more information, see [Director's Rule 16-2008](#) and [Tip 242](#).

Include trees within 25 LF of the proposed construction limits and the actual limits of the slide.

Per [SMC 25.11](#) and [DR 16-2008](#), exceptional trees may be located on the site. Clearly label all exceptional trees.

Maple trees just north of the slide area.

## **Construction Stormwater Control**

All projects with earth disturbance, regardless of size, require temporary and permanent stormwater control in accordance with the Construction Stormwater Control (CSC) Technical Requirements Manual ([DR 21-2015, Volume 2](#)).

**Show the following on the [Construction Stormwater Control and Soil Amendment Standard Plan](#):**

Place compost socks, compost berms, filter fabric fencing, straw bales, straw wattles, or other approved perimeter control BMPs to eliminate construction stormwater runoff.

Cover bare soil with compost blankets, straw, mulch, matting, or other approved equal to control construction stormwater runoff.

Cover stockpiles and bare slopes with compost blankets, tarps, matting or other approved equal to control construction stormwater runoff.

A First Ground Disturbance inspection is required before any ground disturbance related to this permit, including demolition, tree cutting, clearing, grubbing, and grading. After your permit is issued, schedule an inspection by calling (206) 684-8900 or [online](#) at <http://web1.seattle.gov/DPD/InspectionRequest/default.aspx>.

## **Inspectors Notes**

Include earthwork calculations with submittal. Indicate total cut quantity and total fill/backfill quantity.

## **Standard Submittal Requirements for Projects in an ECA**

Submit a geotechnical report with the permit intake submittal package. Geotechnical report must be signed and stamped by a geotechnical engineer licensed in the State of Washington per [SMC 22.170.070](#), [SMC 25.09](#), and [Directors Rule \(DR\) 18-2011](#).

Provide a topographic survey with 2-foot contours on and within 25-feet of the property, stamped by a licensed land surveyor (see [25.09.330A](#))

Delineate the clearing limits on the site plan

Delineate the steep slope critical area on a site plan based on the survey (per SMC 25.09.020 A3b(5)).

Provide area calculations for the steep slope delineation.

Show the steep slope buffer. Generally, the buffer is 15-feet from the top and/or toe of the slope

Construction activity area appears to be within the steep slope critical area and/or its associated buffer. A steep slope variance may be required (see SMC 25.09.180E.1)